

Commonwealth of Massachusetts
Executive Office of Environmental Affairs ■ MEPA Office

ENF Environmental Notification Form

For Office Use Only
Executive Office of Environmental Affairs

EOEA No.: **13966**
 MEPA Analyst: **Aisling Eslington**
 Phone: 617-626-**X 1024**

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Sylvan Springs Estates		
Street: Northbridge Road		
Municipality: Mendon & Upton	Watershed: Miscoe Brook	
Universal Transverse Mercator Coordinates:	Latitude: 42°07'30" Longitude: 71°35'30"	
Estimated commencement date: May 1, 2007	Estimated completion date: May 1, 2017	
Approximate cost: \$27,000,000	Status of project design: 95 %complete	
Proponent: Sylvan Springs Realty Trust		
Street: 148 Park Street		
Municipality: Reading	State: MA	Zip Code: 01864
Name of Contact Person From Whom Copies of this ENF May Be Obtained: Wenjun Cao		
Firm/Agency: Carr Research Laboratory, Inc.	Street: 251 W. Central St., D-36	
Municipality: Natick	State: MA	Zip Code: 01760
Phone: 508-651-7027	Fax: 508-647-4737	E-mail: wenjun@carr-research-lab.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes No
 - a Special Review Procedure? (see 301CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres):

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals:

<i>Permits/approval required</i>	<i>Review agency</i>	<i>Status</i>
Definitive subdivision plan	Mendon & Upton Planning Boards	Approved
Order of Conditions	Mendon & Upton Conservation Commissions	Issued on Dec. 13, 2006 (Mendon) January 11, 2007 (Upton)
401 Water Quality Certificate	DEP	In preparation
404 Programmatic General Permit	US Army Corps of Engineers	In preparation
Coverage under NPDES General Permit for Construction Activities	EPA	In preparation
Permits under Title V	Mendon & Upton Board of Health	Will be filed by individual lot

Which ENF or EIR review threshold(s) does the project meet or exceed (see 301 CMR 11.03):

- | | | |
|--|---------------------------------------|--|
| <input checked="" type="checkbox"/> Land | <input type="checkbox"/> Rare Species | <input checked="" type="checkbox"/> Wetlands, Waterways, & Tidelands |
| <input type="checkbox"/> Water | <input type="checkbox"/> Wastewater | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Air | <input type="checkbox"/> Solid & Hazardous Waste |
| <input type="checkbox"/> ACEC | <input type="checkbox"/> Regulations | <input type="checkbox"/> Historical & Archaeological Resources |

Summary of Project Size & Environmental Impacts	Existing	Change	Total	State Permits & Approvals
LAND				<input checked="" type="checkbox"/> Order of Conditions <input type="checkbox"/> Superseding Order of Conditions <input type="checkbox"/> Chapter 91 License <input checked="" type="checkbox"/> 401 Water Quality Certification <input type="checkbox"/> MHD or MDC Access Permit <input type="checkbox"/> Water Management Act Permit <input type="checkbox"/> New Source Approval <input type="checkbox"/> DEP or MWRA Sewer Connection/ Extension Permit <input type="checkbox"/> Other Permits (including Legislative Approvals) – Specify:
Total site acreage	113.5			
New acres of land altered		+27.8		
Acres of impervious area	0	+9.2	9.2	
Square feet of new bordering vegetated wetlands alteration		5,378		
Square feet of new other wetland alteration		0		
Acres of new non-water dependent use of tidelands or waterways		0		
STRUCTURES				
Gross square footage	0	+120,420	120,420	
Number of housing units	0	+54	54	
Maximum height (in feet)	n/a	35' or as permitted	35' or as permitted	
TRANSPORTATION				
Vehicle trips per day	0	+590	590	
Parking spaces	0	+108	108	
WATER/WASTEWATER				
Gallons/day (GPD) of water use	0	+23,760	23,760	
GPD water withdrawal	0	+23,760	23,760	

Septic system in each lot;

GPD wastewater generation/ treatment	0	+23,760	23,760
Length of water/sewer mains (in miles)	0	0	0

CONSERVATION LAND: Will the project involve the conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?

Yes (Specify _____) No

Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (*You may attach one additional page, if necessary.*)

This project triggers ENF review in two categories: (1) land, for alteration of 25 or more acres of land and creation of five or more acres of impervious area (301 CMR 11.03 (1)(b) 1 & 2); and (2) Wetlands, for alteration of 5,000 or more square feet of bordering or isolated vegetated wetlands (310 CMR 11.03 (3) (b)1.d.).

(a) Description of the project site

The project site is a 113.5-acre, undeveloped parcel crossing the border of Mendon and Upton. Twenty one acres of the property are in Upton, and the other 92.5 acres in Mendon. The property is currently wooded, and is compromised of wetlands and uplands, dominated by oaks, birches, red maples, and white pines. One cart path meanders through the site. Miscoe Brook, an intermittent stream, traverses the southern portion of the site, and runs parallel to Northbridge Road – the only accessing road to the site. Two other unnamed tributaries of Miscoe Brook are also located on the site. The wetlands are largely concentrated around the three streams and are predominantly birch-red maple-white pine swamps. The site wraps around the property of Miscoe Springs, a bottled water company on 89 Northbridge Road in Mendon. Undeveloped wetlands and uplands form the immediate boundaries of the project site at other locations.

The project is a 54-lot residential subdivision. The work will include installation of a roadway approximately 8,265 feet long, utilities, stormwater devices, single-family house constructions, septic systems, wells, grading, and landscaping. The following table presents the land use under both existing and proposed conditions: